

GENERAL NOTES

1. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
2. GROSS AREA OF DEVELOPMENT IS 6.3 ACRES (276,310 SF).
3. THE USE OF THIS DEVELOPMENT IS COMMERCIAL SERVICES; AUTOMOTIVE; MAJOR SERVICE AND REPAIR (SUBJ. TO UDC SEC. 4.9.13.E) AND RETAIL; VEHICLE RENTAL AND SALES (SUBJ. TO UDC SEC. 4.9.9.G.1&2).
4. BASIS OF BEARING IS TRUE NORTH FROM THE NORTHWEST CORNER OF LOT 6 (AS SHOWN ON RECORD OF SURVEY BY OPW SURVEYING, L.L.C., JOB #2017065).
5. BASIS OF ELEVATION IS PIMA COUNTY D.O.T. - CITY OF TUCSON D.O.T. GEODETIC CONTROL POINT EE15, A BRASS STEM IN CONCRETE IN A HANDWELL AT THE INTERSECTION OF COLUMBUS BOULEVARD AND SPEEDWAY BOULEVARD, ELEVATION 2491.71, NAVD88 DATUM.
6. PROPOSED BUILDING HEIGHT SEE PLAN VIEW.
7. EXISTING ZONING IS C-2.
8. THIS DEVELOPMENT IS SUBJECT TO THE MAYOR AND COUNCIL REZONING CONDITIONS IN ACCORDANCE WITH C9-82-47 AS APPROVED ON 12/20/82 (DOES NOT AFFECT ENTIRE PROPERTY).
9. ALL REZONING CONDITIONS ARE AS FOLLOWS:
1. AN APPROVED DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH SECTION 23-409 OF THE TUCSON CODE, INCLUDING BUT NOT LIMITED TO:
- 1.a. AN APPROVED LANDSCAPE PLAN, INCLUDING A 6" HIGH MASONRY WALL ON THE NORTH, EAST AND WEST PROPERTY LINES, WITH THE NORTH WALL SET BACK 5' FROM THE PROPERTY LINE WITH DROUGHT RESISTANT TYPES OF LANDSCAPING PROVIDED IN THE FIVE FOOT AREA.
- 1.b. THE OWNER/APPLICANT TO PARTICIPATE IN AN IMPROVEMENT DISTRICT FOR A SIDEWALK ALONG BELLEVUE AVENUE. IN THE EVENT THAT AN IMPROVEMENT DISTRICT IS NOT APPROVED, THE APPLICANT PAY FOR THE INSTALLATION OF THE SIDEWALK ALONG THE APPLICANT'S PROPERTY ON BELLEVUE.
- 1.c. THE OWNER/APPLICANT TO RECORD A "NO-VEHICULAR ACCESS EASEMENT ALONG BELLEVUE, EXCEPT ACROSS THE WESTERLY MOST EXISTING CURB CUT TO LOT 8, BLOCK 4 OF SPEEDWAY ADDITION FOR THE SOLE PURPOSE OF DELIVERING NEW CARS TO THE STORAGE AREA IN LOT 9", WITH THE UNDERSTANDING THAT THERE WILL BE A LOCKED GATE IN THE MASONRY WALL ALONG THE BELLEVUE BORDER.
- 1.d. NOT APPLICABLE (DELETED).
- 1.e. NOISE ATTENUATION MEASURES AS INDICATED ON APPLICANT'S ARCHITECT'S LETTER OF OCTOBER 22, 1982 (ATTACHED TO STAFF REPORT).
2. NO OUTSIDE AUTOMOTIVE REPAIR OR MAINTENANCE WORK.
3. ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
4. THREE-YEAR CONDITIONAL ORDINANCE (REQUIRES THAT THE ABOVE CONDITIONS BE MET BY DECEMBER 20, 1985). A THREE-FOURTHS MAJORITY VOTE OF THE MAYOR & COUNCIL WILL BE REQUIRED AT THE TIME AN ORDINANCE IS PRESENTED FOR CONSIDERATION.
10. THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE CRITERIA SECTION 5.4, MAJOR STREETS AND ROUTES SETBACK ZONE.
11. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH SECTION 10-015.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
12. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED, OTHER THAN AS SHOWN ON THIS DEVELOPMENT PLAN.
- EACH HANDICAP PARKING SPACE WILL HAVE:
- (A) PERMANENTLY POSTED METAL SIGN CONFORMING TO C.O.T. STANDARDS;
- (B) THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE; AND
- (C) A RAMP LEADING TO THE ADJACENT SIDEWALK AT A GRADIENT NOT TO EXCEED 1:12.
13. CROSSWALKS REQUIRED AT ALL DISABLED RAMPS. USE TRAFFIC PAINT FOR STRIPING.
14. ON-SITE SANITARY SEWERS WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS, AND IN ACCORDANCE WITH AN APPROVED OPERATION AND MAINTENANCE PLAN, IF REQUIRED. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT.
15. ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 1891-140, AS AMENDED).
- EXISTING WATER METER SIZES: 1" & 2"
- NUMBER OF EXISTING WATER METERS AT THIS SIZE: 3 (1") & 1 (2")
- PROPOSED WATER METER SIZES: 1" & 2"
- NUMBER OF PROPOSED WATER METERS AT THIS SIZE: 3 (1") & 1 (2")
16. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

PARKING DATA CALCULATIONS

	USE	REQUIRED SPACES	TOTAL SPACES
NEW BUILDING #1	SHOWROOM	1 SPACE/400 SF	43 SPACES
	SERVICE	1 SPACE/300 SF	37 SPACES
NEW BUILDING #2	CAR WASH	1 SPACE/500 SF	10 SPACES
EXISTING BUILDING #3	SERVICE	1 SPACE/300 SF	34 SPACES
EXISTING BUILDING #4	SHOWROOM	1 SPACE/400 SF	19 SPACES
GROSS LOT AREA			
276,000 SF		1 SPACE/10,000 SF	28 SPACES
TOTAL REQUIRED			171 SPACES
TOTAL PROVIDED			174 SPACES
SURPLUS PARKING			3 SPACES

BREAKDOWN OF PARKING TYPES:

STANDARD = 8'5" x 15.5' (PLUS 2.5" OVERHANG) OR 18' WHERE SHOWN 168

HANDICAPPED = 8' x 15.5 (PLUS 2.5" OVERHANG) OR 18' WHERE SHOWN 6

(4' ACCESS AISLE EXCEPT AISLE IS 8' WHERE ANNOTATED AS "VAN")

BICYCLE PARKING DATA

TYPE OF PARKING	CALCULATION	REQUIRED PARKING
COMMERCIAL USE - 26,112 G.F.A.		
SHORT TERM	2 SPACES TOTAL	2
LONG TERM	1 SPACE PER 12,000 G.F.A.	3
RETAIL TRADE/SHOWROOM USE - 24,820 G.F.A.		
SHORT TERM	1 SPACE PER 5,000 G.F.SA/	5
LONG TERM	1 SPACE PER 12,000 G.F.A.	3
TOTAL SHORT TERM PROVIDED		8
TOTAL LONG TERM PROVIDED		6

LOADING ZONE DATA

- TOTAL REQUIRED	0
- TOTAL PROVIDED	0

SITE SETBACKS

ADJACENT R-2 ZONE	BUILDING HEIGHT X 1.5
ADJACENT SPEEDWAY AND COLUMBUS FRONTAGE:	GREATER OF 21' OR BUILDING HEIGHT MEASURED TO BACK OF FUTURE CURB
ADJACENT CATALINA AND BELLEVUE FRONTAGE:	GREATER OF 21' OR BUILDING HEIGHT MEASURED TO BACK OF FUTURE CURB

OWNER/DEVELOPER:

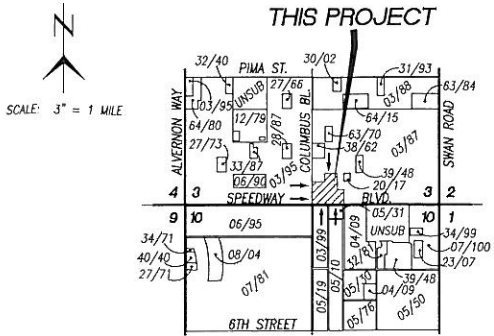
ROYAL BUICK COMPANY, INC./ROYAL LAND, L.L.C./ROYALEX LIMITED LIABILITY CO.
4333 E. SPEEDWAY BLVD.
TUCSON, AZ 85712
PHONE: 520-448-2082
E-MAIL: GYOUNG@ROYALTUCSON.COM

CONSULTANTS:

BAKER & ASSOCIATES ENGINEERING, INC.
3561 E. SUNRISE, SUITE #225
TUCSON, ARIZONA 85718
PHONE: 520-318-1950, X104
E-MAIL: MARTY@BAETUCSON.COM

ACORN ASSOCIATES ARCHITECTURE LTD.
5151 E. BROADWAY, SUITE #1050
TUCSON, ARIZONA 85711
PHONE: 520-881-0731
E-MAIL: KIM@ACORNARCHITECTURE.COM

NOVAK ENVIRONMENTAL, INC.
4574 N. 1ST, SUITE #100
TUCSON, ARIZONA 85718
PHONE: 520-206-0591
E-MAIL: KAREN@NOVAKENVIRONMENTAL.COM



LOCATION PLAN

SECTION 3, T14S, R14E,
G&SRB&M, PIMA COUNTY, ARIZONA

LEGEND

- DEVELOPMENT BOUNDARY
- EXISTING STREET CENTERLINE
- - - EXISTING EASEMENT LINE
- EASEMENT LINE
- ♿ HANDICAP PARKING SPACES
- ⑧ REQUIRED PARKING SPACE COUNT
- ▼ FOUND BOUNDARY SURVEY MARKER AS SHOWN
- ⊠ FOUND CENTERLINE/MONUMENT LINE SURVEY MARKER AS SHOWN
- ➔ DEVELOPMENT ACCESS POINT (SEE LOCATION MAP)
- LONG-TERM BICYCLE PARKING (SEE DETAIL #2, SHEET #2)
- SHORT-TERM BICYCLE PARKING (SEE DETAIL #2, SHEET #2)

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN SHEET
- 3 PREL. IMPROVEMENT/UTILITY/HYDROLOGY PLAN SHEET
- 4 PHASING SHEET
- 5 NATIVE PLANT PRESERVATION PLAN (NPPP=1)
- 6 OVERALL LANDSCAPE PLAN (L-1)
- 7 LANDSCAPE PLAN/NORTH PORTION (L-2)
- 8 LANDSCAPE PLAN/SOUTH PORTION (L-3)
- 9 IRRIGATION PLAN/NORTH PORTION (L-4)
- 10 IRRIGATION PLAN/SOUTH PORTION (L-5)

COVER SHEET

ADMINISTRATIVE ADDRESS:
4333 E. SPEEDWAY BLVD.

REF.: T16CM09071, T99CM02007

DEVELOPMENT PLAN FOR
ROYAL/SPEEDWAY DEALERSHIP (OVER-ALL)

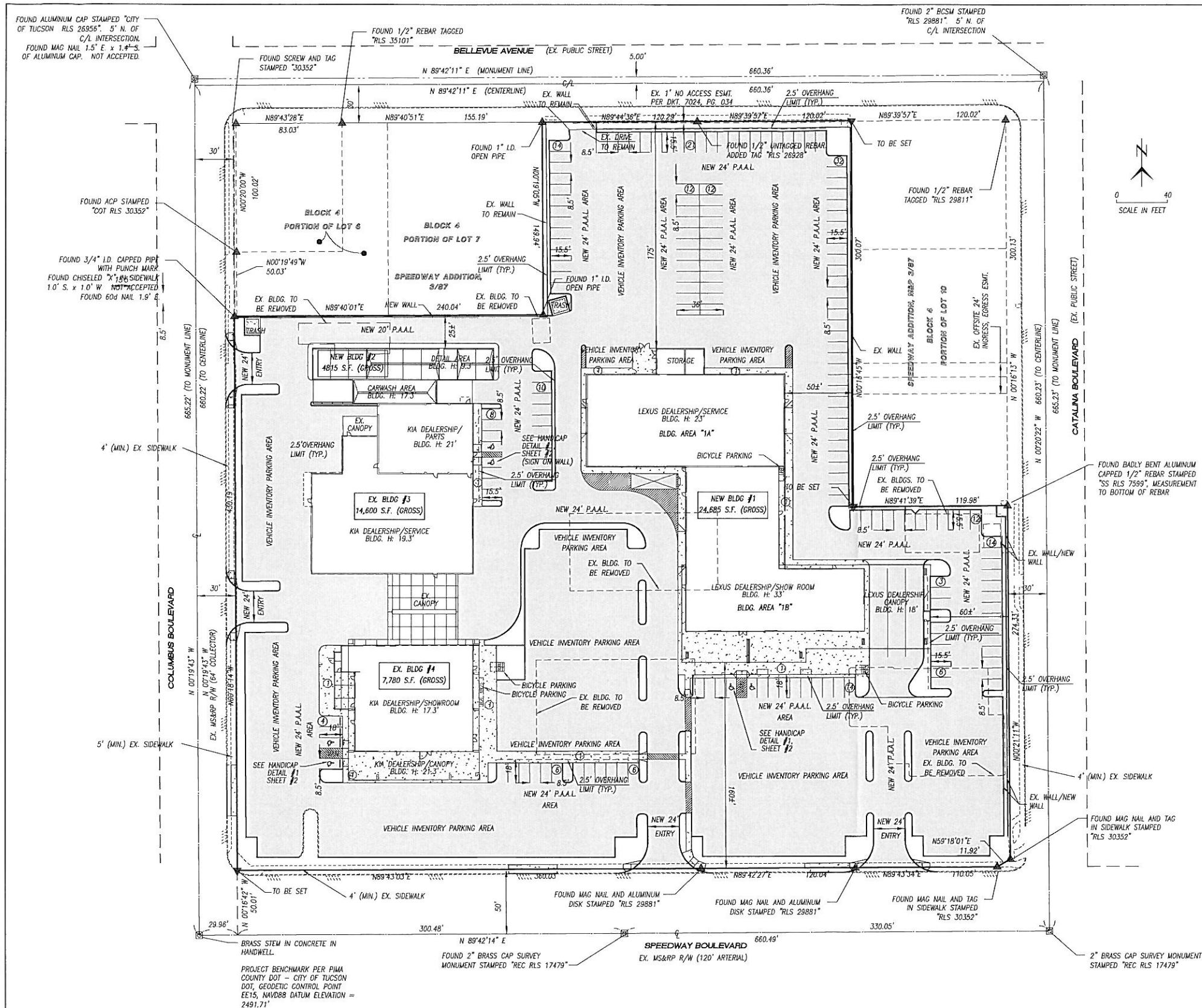
BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4
AS RECORDED IN SPEEDWAY ADDITION, MAPS & PLATS 3&7
LOCATED IN THE SE 1/4 OF SECTION 3,
T14S, R14E, G&SRB&M, PIMA COUNTY ARIZONA



Baker & Associates Engineering, Inc.

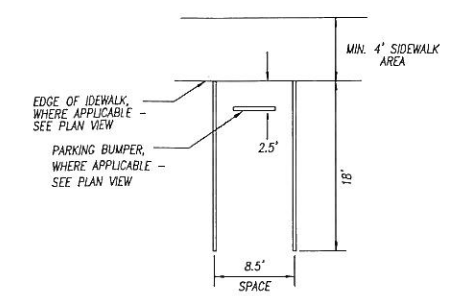
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

SCALE: HORIZ: N/A V: N/A	DRAWN BY: JVA DESIGNED BY: MMW CHECKED BY: MMW	DATE: 11/27/17 REV. DATE: REV. DATE:	DRAWING # 2429-COT-DP1.DWG PLAN #2429	SHEET 1 of 10
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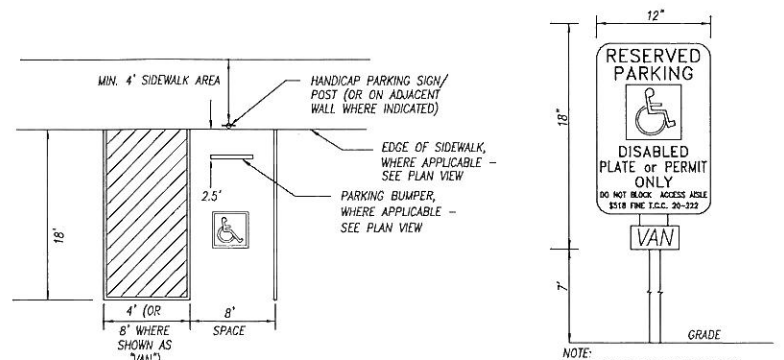


KEYNOTE

- ① MINIMUM 4' SIDEWALK AREA (OUTSIDE OF PARKING OVERHANG); ALL HANDICAP ACCESSIBLE ROUTE SLOPES ARE TO COMPLY WITH ICC A117.1, SECTION 403.3; 6% MAXIMUM RUNNING SLOPE OR <8% WITH HANDRAIL, AND 2% MAXIMUM CROSS SLOPE

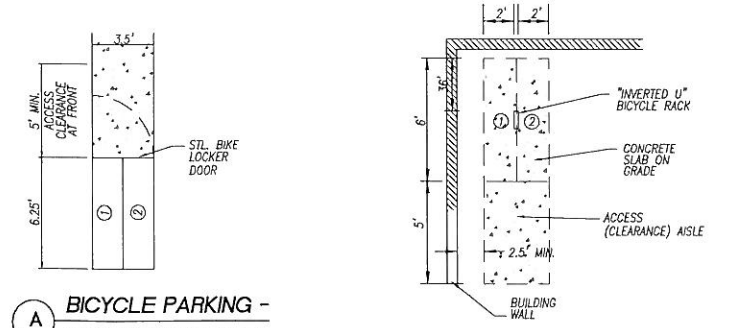


A TYPICAL STANDARD PARKING STALL DETAIL



B TYPICAL HANDICAP PARKING STALL DETAIL

1 TYPICAL VEHICLE PARKING STALL DETAILS




A BICYCLE PARKING - LONG TERM (BANK OF LOCKERS)

B BICYCLE PARKING - SHORT TERM (RACK)

2 TYPICAL BICYCLE PARKING DETAILS

SITE PLAN SHEET

CITY OF TUCSON	
DEVELOPMENT PACKAGE	
PSD APPROVAL	
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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MOR	Date
Zoning	Date
Engineering	Date
HIC Site	Date
Fire	Date
Landscape	Date
PLIME	Date
Revision #	per letter in SIRE

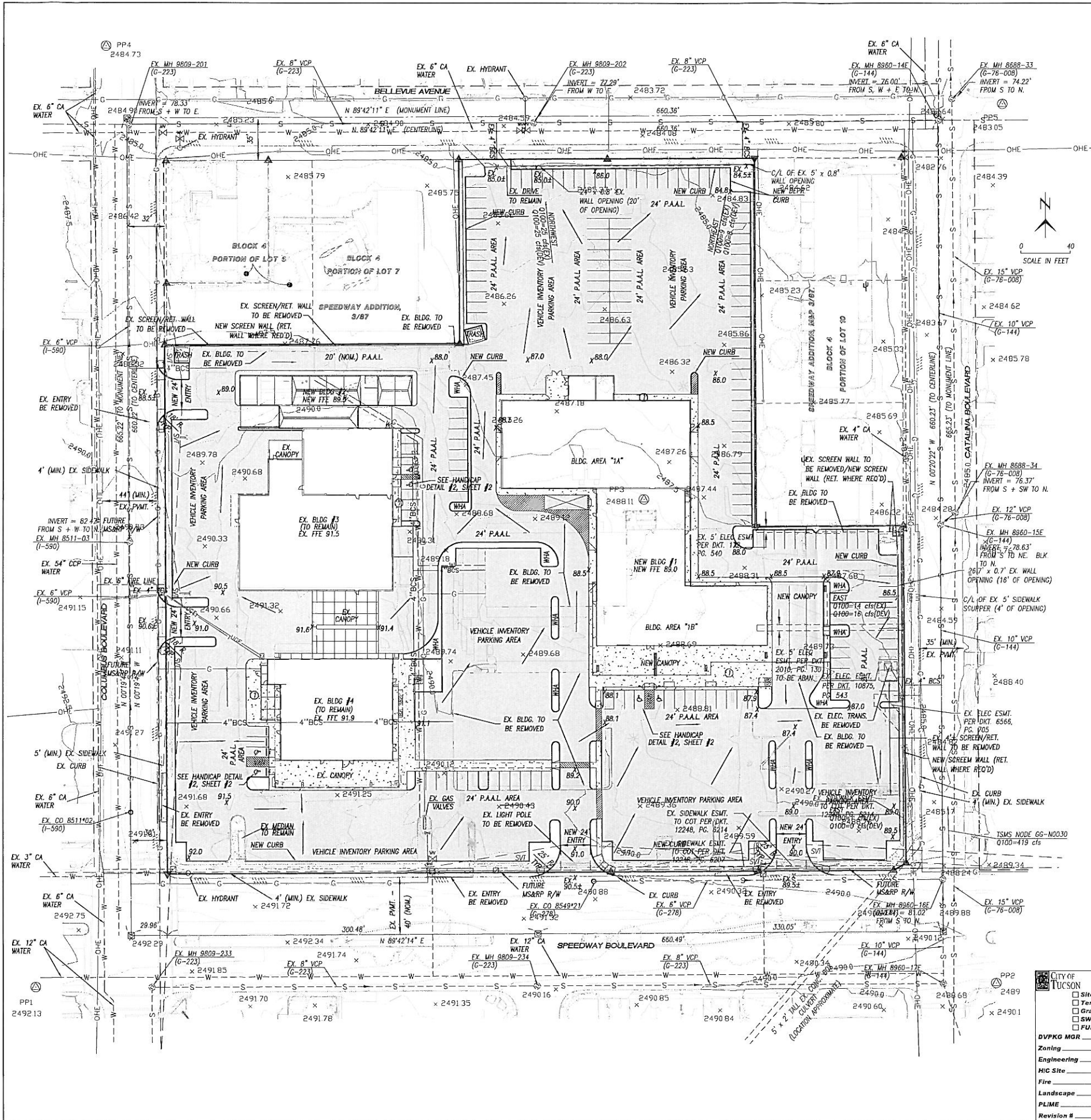


REF: T16CM09071, T99CM02007

DEVELOPMENT PLAN FOR
ROYAL/SPEEDWAY DEALERSHIP (OVER-ALL)
BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4
AS RECORDED IN SPEEDWAY ADDITION, MAPS & PLATS 3/87
LOCATED IN THE SE 1/4 OF SECTION 3,
T14S, R14E, G&SRB&M, PIMA COUNTY ARIZONA

Baker & Associates Engineering, Inc.
3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

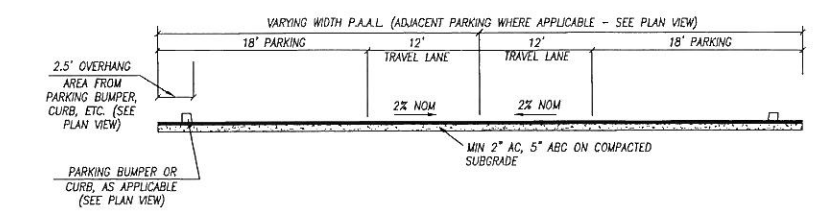
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C.I. N/A	DESIGNED BY: MAM	REV. DATE:	2459-COT-DPI.DWG	2 of 10
	CHECKED BY: MAM	REV. DATE:	PLAN #2429	



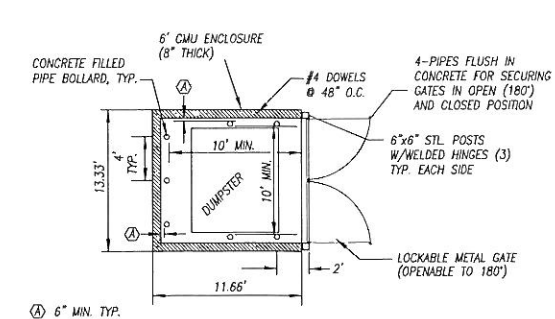
- LEGEND**
- S---@--- EXISTING SANITARY SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - M---WV--- WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - 2650 EXISTING CONTOURS
 - NORTH EAST 0100 = 9 CFS
 - NEW PAVEMENT
 - EXISTING PAVEMENT
 - SVT --- SIGHT VISIBILITY TRIANGLE (SVT) AREA - EXISTING/FUTURE (BASED ON FUTURE MS&RP RIGHT-OF-WAY) DIMENSION: 20' X 345' (NEAR); 20' X 125' (FAR)

KEYNOTE

1 MINIMUM 4' SIDEWALK AREA (OUTSIDE OF PARKING OVERHANG); ALL HANDICAP ACCESSIBLE ROUTE SLOPES ARE TO COMPLY WITH ICC A117.1, SECTION 403.3, 5% MAXIMUM RUNNING SLOPE OR <8% WITH HANDRAIL, AND 2% MAXIMUM CROSS SLOPE



3 TYPICAL P.A.A.L X-SECTION



4 REFUSE CONTAINER DETAIL

- NOTES:**
- 1) TRASH ENCLOSURE WILL MEET MINIMUM CONSTRUCTION STANDARDS PER CITY OF TUCSON, DEV. STD. #6-01.0
 - 2) WASTE CALCULATIONS BASED ON CITY OF TUCSON TECH. STANDARD, TABLE 1 (OFFICE/SMALL RETAIL USE, EXCLUDING THE SHOWROOM USE/S.F.) 35.5 TONS/YEAR
MINIMUM (1) 2 C.Y. SOLID WASTE CONTAINER REQUIRED
 - 3) SOLID WASTE COLLECTION PROVIDED:
TRASH = (2) CONTAINERS, 1 COLLECTION/WEEK

**PREL. IMPROVEMENT/UTILITY/
HYDROLOGY PLAN SHEET**

CITY OF TUCSON DEVELOPMENT PACKAGE PSD APPROVAL	
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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other
DVPKG MGR _____	Date _____
Zoning _____	Date _____
Engineering _____	Date _____
HIC Site _____	Date _____
Fire _____	Date _____
Landscape _____	Date _____
PLIME _____	Date _____
Revision # _____	per letter in SIRE

REF: T16CM09071; T99CM02007

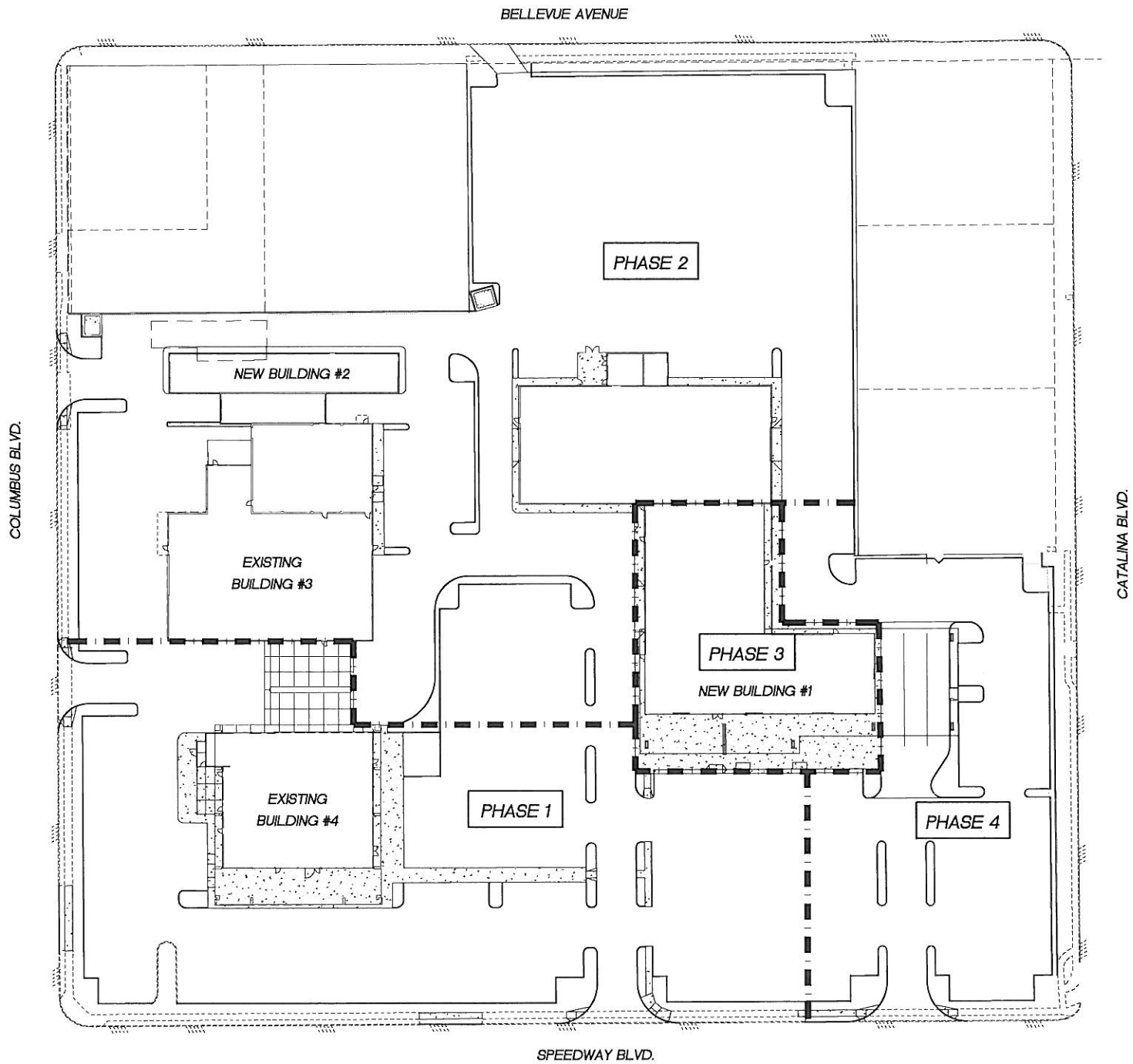
**DEVELOPMENT PLAN FOR
ROYAL/SPEEDWAY DEALERSHIP (OVER-AL)**

BEING A DEVELOPMENT OF A PORTION OF LOTS 1 - 9 OF BLOCK 4
AS RECORDED IN SPEEDWAY ADDITION, MAPS & PLATS 3/87
LOCATED IN THE SE 1/4 OF SECTION 3,
T14S, R14E, G&SRB&M, PIMA COUNTY ARIZONA

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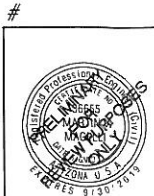
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DRAWN BY: JVA DATE: 11/27/17 DRAWING # 2429-COT-01.DWG SHEET 3 of 10
DESIGNED BY: MVM REV. DATE: REV. DATE: PLAN #2429



PHASING
SHEET

CITY OF TUCSON		DEVELOPMENT PACKAGE	
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<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ		
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<input type="checkbox"/> FUP	<input type="checkbox"/> Other		
DVPKG MGR _____	Date _____		
Zoning _____	Date _____		
Engineering _____	Date _____		
H/C Site _____	Date _____		
Fire _____	Date _____		
Landscape _____	Date _____		
PLIME _____	Date _____		
Revision # _____	<input type="checkbox"/> per letter in SIRE		



REF.: T16CM09071; T99CM02007			
DEVELOPMENT PLAN FOR			
ROYAL/SPEEDWAY DEALERSHIP (OVER-ALL)			
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T14S, R14E, G8SRB&M, PIMA COUNTY ARIZONA			
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3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930			
SCALE:	DRAWN BY: JVA	DATE: 11/23/17	DRAWING #
HORIZ: 1"=40'	DESIGNED BY: MVM	REV. DATE:	2429-COT-DPLOWG
VERT: 1"=10'	CHECKED BY: MVM	REV. DATE:	PLAN #2429
			SHEET
			4 of 10